Housing in Gainesville
1973

Gainesville, Florida

Department of Community Development
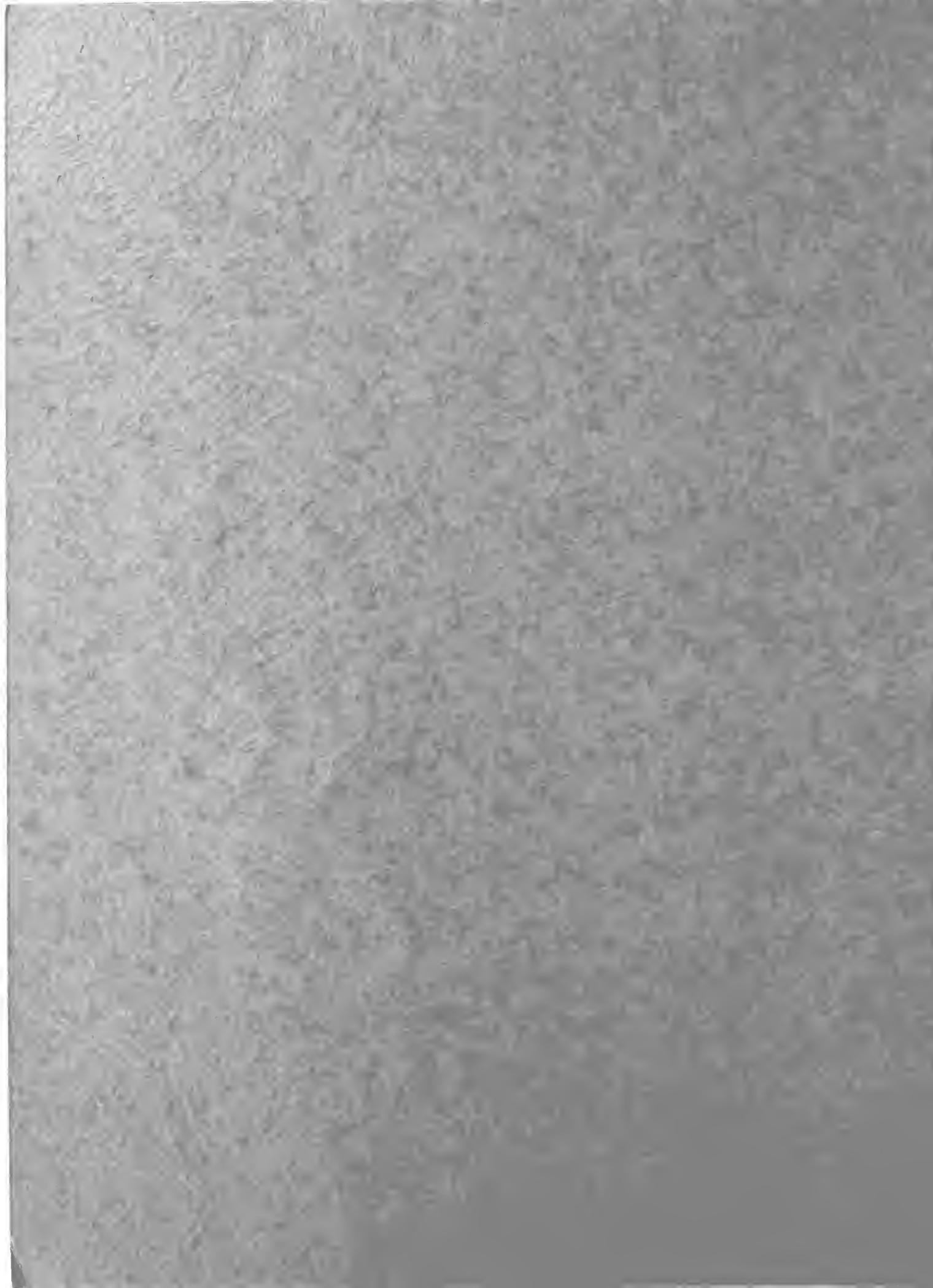
HOUSING IN GAINESVILLE:

A Background Primer for
Formulating Housing Policy
and Programs -- 1973

DEPARTMENT OF COMMUNITY DEVELOPMENT   GAINESVILLE, FLORIDA
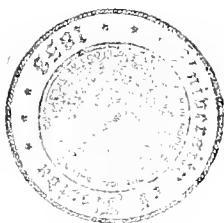
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	14.

15. Supplementary Notes

16. Abstracts

Summary of Significant Results of the Following Studies:

        (1)   "Qualitative Analysis of the Housing Stock;"

        (2)   "Analysis of Environmental and Social Indicators;" and

        (3)   "Economic Basis for Renewal."

The quality and quantity of housing units for the City of Gainesville were analyzed to better delineate those specific geographic areas (Enumeration Districts) with poor structural quality. Quality of life characteristics were statistically analyzed to depict major social-physical decay problems, the extent of their relationships, the primary underlying forces contributing to these problem areas, and those specific geographic areas in need of social-physical upgrading. Future household formations were also estimated to better understand the extent of the current and anticipated housing problems, especially in relation to both supply and demand of housing units.

17. Key Words and Document Analysis. 17a. Descriptors

17b. Identifiers/Open-Ended Terms

Housing (Conditions, Policy Considerations, Quality of Life Characteristics)

17c. COSATI Field/Group

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TABLE OF CONTENTS

LIST OF TABLES

LIST OF MAPS

II. INTRODUCTION

The long range objective of the Housing Policy and Program Development work program element is implied by its title: To formulate policies and programs relative to housing for Gainesville.

This, however, is too open-ended and too broad an objective to accomplish in a single program year. Consequently, the work description set forth more modest aims. These included as an end product a brief summary description of the housing market of Gainesville, as gleaned from an investigation of the quantity and quality of the existing housing stock, which was to be accomplished in the objective of other work program elements. A secondary aim was to formulate preliminary recommendations based on the aforementioned information, and to distribute this summary document to all interested groups in the community.

While the study did not progress to a stage to warrant hard recommendations relative to new policies and programs, this report is offered as basic background information which will hopefully stimulate constructive thinking in the direction of this long range goal.

III. A SUMMARY DESCRIPTION OF THE CONDITION
OF THE HOUSING STOCK OF GAINESVILLE

Looking at the City's overall physical housing condition does not in itself create cause for alarm. An analysis of the housing stock based on the records of the Housing Division (which is charged with enforcement of the Housing Code) revealed that 84 per cent of the housing was standard, 11 per cent had minor or slight defects, two (2) per cent needed minor repairs, three (3) per cent was in need of major repairs, and only 0.2 per cent of the housing was dilapidated. Based on this analysis, less than five (5) per cent of all existing housing units would be considered substandard.

Each dwelling unit in the city was rated on a scale of 1 to 5. On this scale, units assigned a one (1) were considered too seriously deficient to warrant repair, and two's (2) were units needing extensive repairs to meet minimum livable standards. There were 42 units rated one (1) and 631 units given a two (2) out of 20,492 units rated.

The average (mean) physical condition of dwelling units in the city is 4.8, based on this rating. A more significant picture is revealed when individual census tracts and enumeration districts are compared relative to this average, for this reveals the geographic distribution of the housing stock by condition.

There are four (4) census tracts whose overall average condition falls below the city average (mean) of 4.8. Ranked in order, they include tracts 1, 6, 7 and 2. For all practical purposes, these tracts can be considered to be the worst in terms of physical housing condition. Tracts 5, 3, 4, 12, 10 and 8 (in order) fall within the average range of 4.8 to 4.9. The remaining tracts: 17, 16, 11 and 9, by ranked order, all had a rating of 5.

For a more refined examination, the scores were also examined by enumeration districts (E. D.'s). Sixteen of the city's 41 E. D.'s surveyed had an average housing condition which fell below the city mean of 4.8. By isolating these E. D.'s, attention was directed toward the specific quality of housing therein. In using this method, areas can be determined that are in the most need of a physical upgrading.

The percentage of the total number of dwellings for each rating was calculated for each enumeration district. The percentages for each rank were then arranged from the highest to the lowest. The five districts with the highest percentage of one's and two's (i.e., ranks denoting the lowest quality) and the lowest percentage of five's (the highest or standard rating) are summarized below:

PERCENTAGE OF DWELLING UNITS RATED

RANK	(E.D.) No. 1		(E.D.) No. 2		(E.D.) No. 5	
1	1618	2.7	1657	25.2	1648	11.7
2	1660	2.1	1644	16.6	1657	21.6
3	1648	1.7	1648	15.6	1644	22.7
4	1656	.8	1656	12.3	1649	33.1
5	1657	.7	1660	10.4	1660	35.3

The purpose of the above methodology is to provide the most objective comparison of housing conditions possible. It should be noted that in terms of numbers, the actual counts of housing units may be very small, expecially in the first rank where only 42 were so rated city-wide. In fact, the highest number of one's for any district was seven in E.D. 1660. The largest number of 2's was 156 in E.D. 1644. For an overall comparison of the condition of housing, please refer to the accompanying Maps (2,3,4, and 9).

The results of this analysis were compared with the results of an earlier study by the North Central Florida Regional Planning Council, which was based on the structural condition rating given to units by the County Assessor. They were also compared to certain 1970 census data, from which an indication of quality may be ascertained, and with a much earlier (1967) survey by the County Health Department. No significant variances were found with respect to the geographic distribution of housing ranked by quality or condition in the comparison with the other studies, and it was concluded that results were therefore reasonable.

PERCENTAGE OF ALL UNITS

WITH 1.01 OR MORE PERSONS PER ROOM

BY ENUMERATION DISTRICT
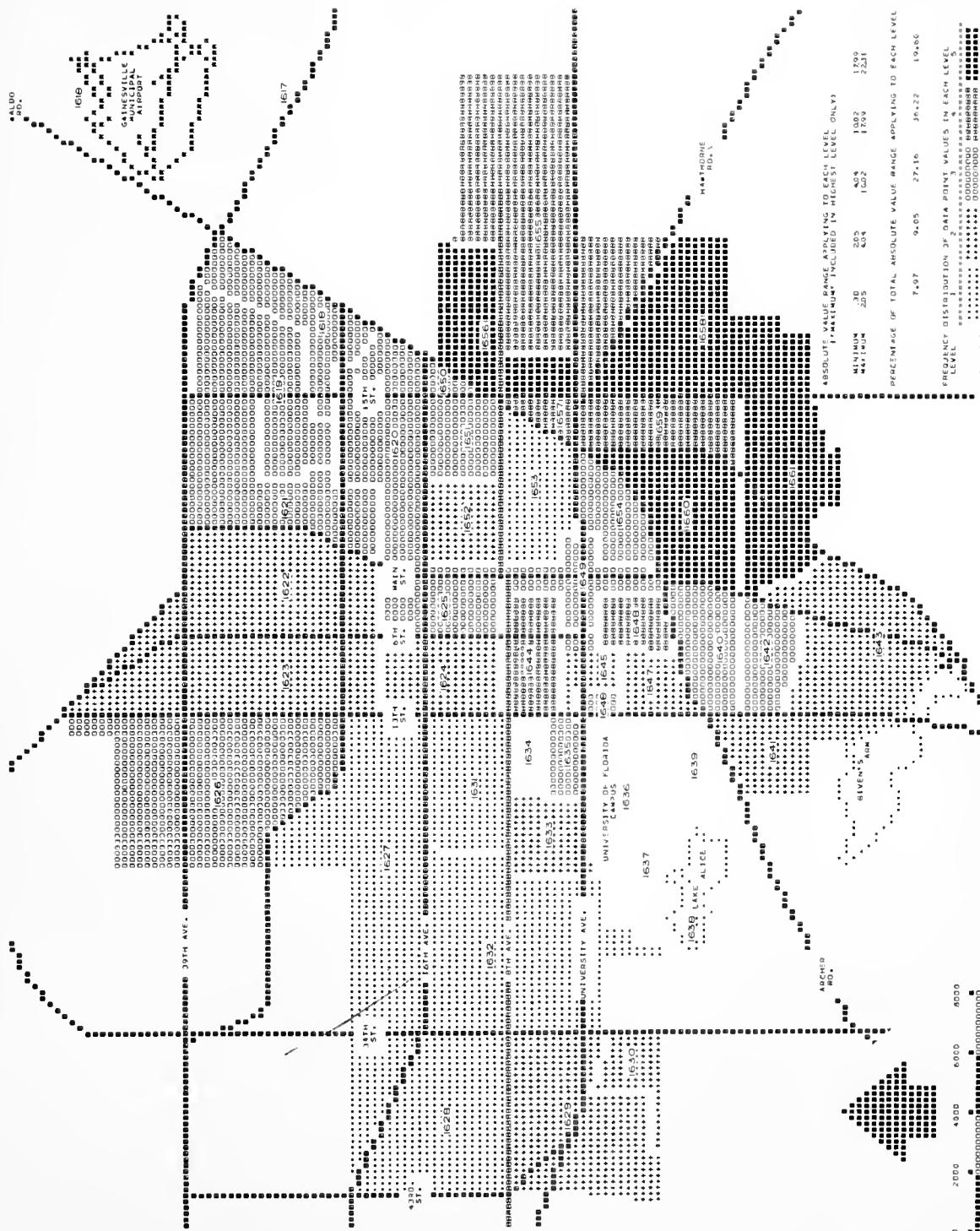
CITY OF GAINESVILLE, FLORIDA - 1970

The preparation of this map
was financed in part through
a comprehensive planning grant
from the Department of Housing
and Urban Development.

SOURCE--U.S. CENSUS 1970

OCCUPIED HOUSING UNITS

BY ENUMERATION DISTRICT
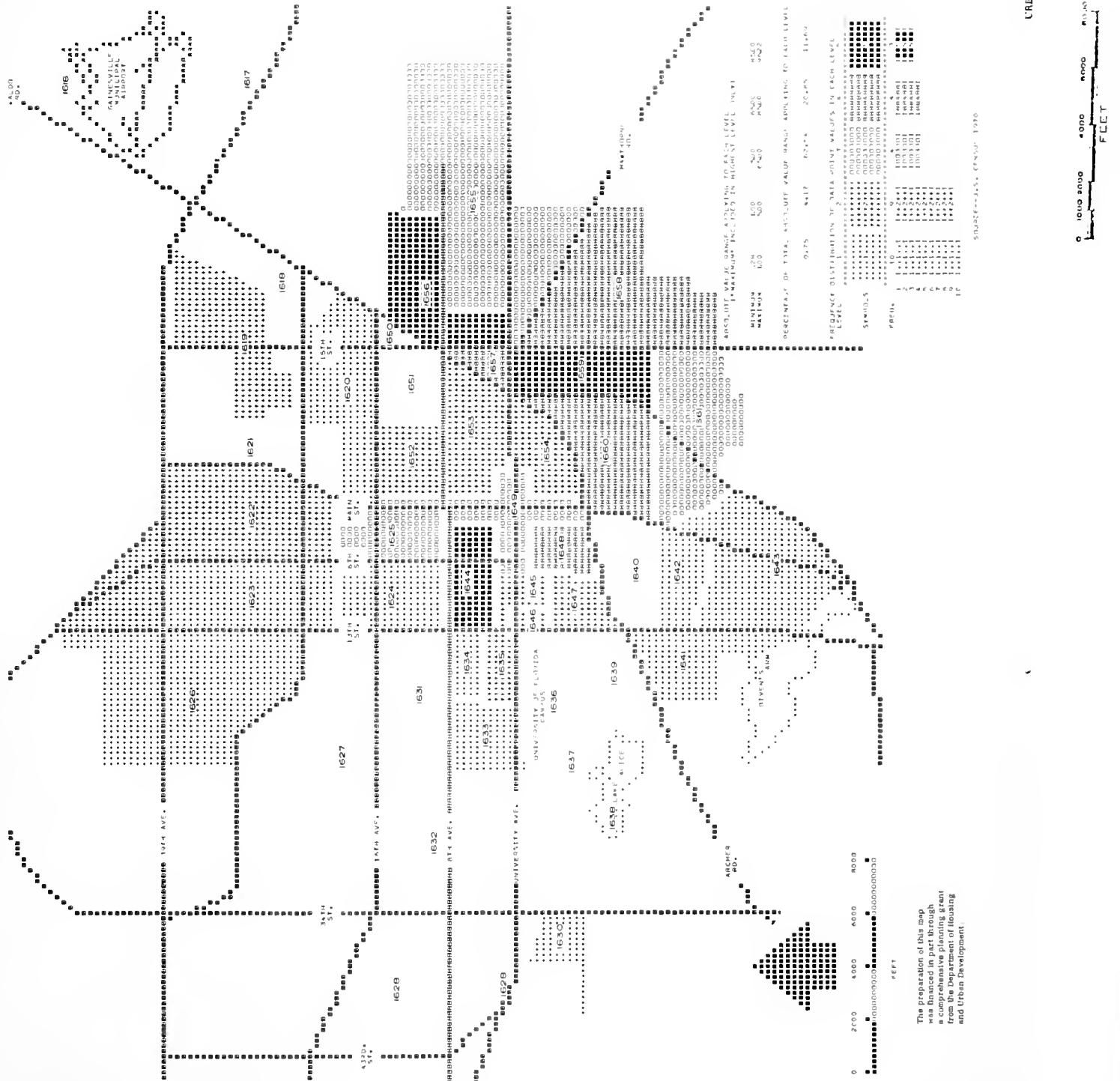
CITY OF GAINESVILLE, FLORIDA - 1970

URBAN DEVELOPMENT.

5.0

TANDARD

PERCENTAGE OF

SUBSTANDARD HOUSING UNITS

BY ENUMERATION DISTRICT

CITY OF GAINESVILLE, FLORIDA - 1972

SOURCE: DEPT. OF COMM. DEV., A DIVISION OF HOUSING
INSPECTION, CITY OF GAINESVILLE

The preparation of this map
was financed in part through
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and Urban Development

MAP 9
AVERAGE HOUSING CONDITION
BY ENUMERATION DISTRICTS

GAINESVILLE, FLORIDA
1973

UBSTANDARD

0 - 3.9

4.0 - 4.4

4.5 - 4.7

4.8 - 4.9

5.0
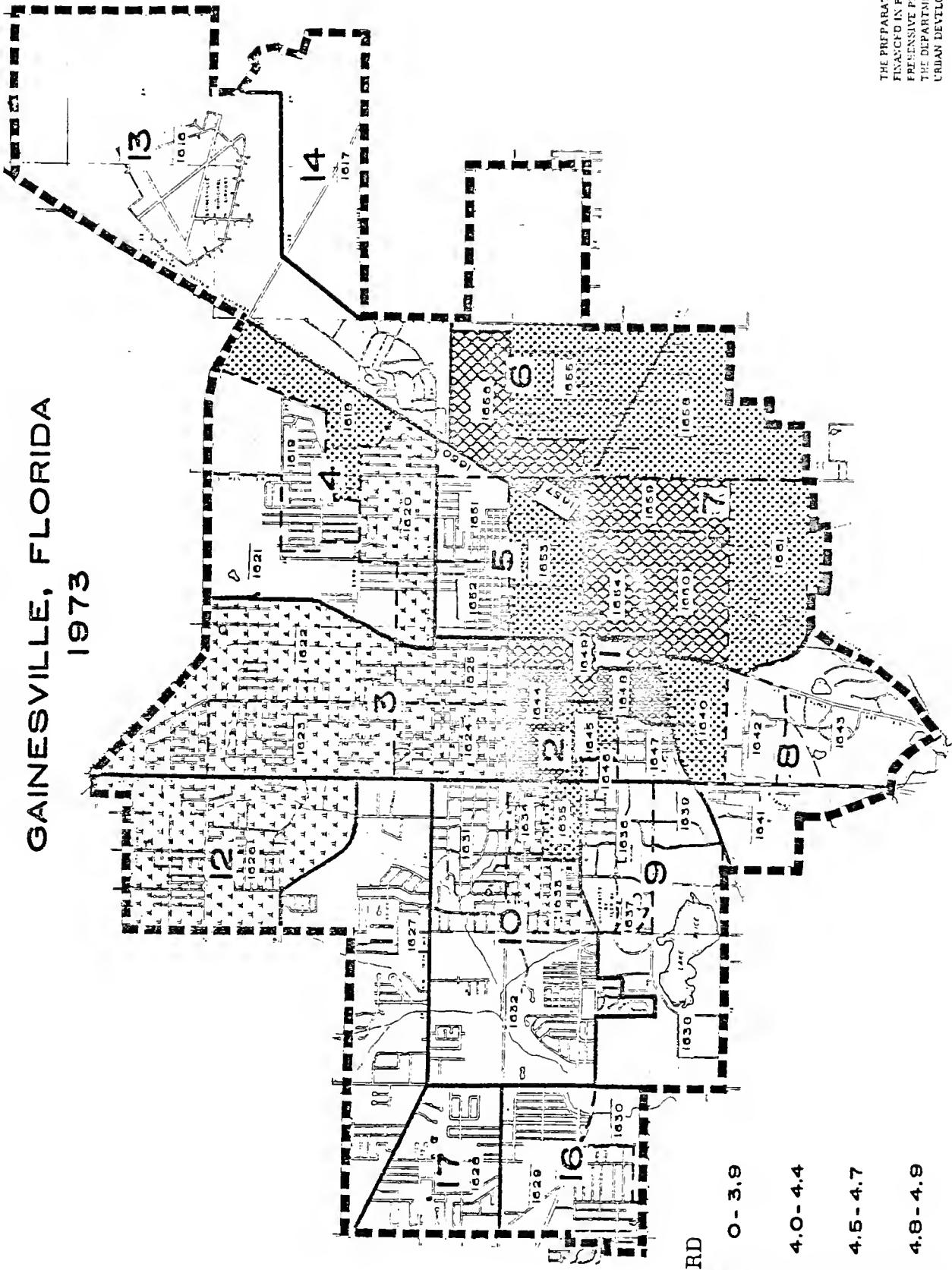
STANDARD

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

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FEET

7

IV. ESTIMATED OVERALL DEMAND FOR HOUSING
AND CURRENT MARKET SUPPLY FOR
GAINESVILLE URBAN AREA

In order to more appropriately determine the housing needs of a particular locality, it is important to analyze certain information regarding the existing quantity and quality of the existing housing stock of the locality in question.

Estimating the overall demand for housing in the Gainesville Urban Area was seriously impeded by the lack of reliable and up-to-date data relative to vacancy rates, existing constructed dwelling units, exact numbers of demolitions of housing units outside the City limits, availability and structural quality of vacant units, and current information on occupied dwelling units. Consequently, a less intense housing market analysis was performed based on assumptions of various persons experienced in the fields of construction and housing.

Due to the aforementioned lack of data, housing types, costs, and locations cannot be projected with unerring accuracy. However, information derived from this exercise can serve as a convenient reference point from which builders, lenders, and other persons might make more rational decisions as to specific housing proposals and policies.

Before deriving some conclusions as to future and existing household formations and needs, it was necessary to perform certain sequential tasks. They were:

1.   Projecting resident employment for Alachua County;
2.   Projecting employment participation of Alachua County residents and employees;
3.   Projecting population for the county;
4.   Estimating the future Gainesville Urban Area population;
5.   Estimating population in group quarters;
6.   Projecting average household size of Gainesville Urban Area residents; and
7.   Estimating future household formations.

For the purpose of this housing market analysis, "housing" was considered as a physical commodity (as a house or an apartment unit) which can be purchased or rented out.

A "household" (as defined by the U. S. Census) on the other hand was considered as all those persons occupying a housing unit, and a "housing unit" was defined as houses, apartments, groups of rooms, or single rooms which are occupied or intended for occupancy as separate living quarters.

8

Household formation , it should be noted, is an important indicator of the socio-economic structure of a locality. The types of patterns households exhibit strongly influence the supply and demand of housing units, services, utilities and transportation needs of an area.

Estimating Employment Participation and Total
Population for Alachua County

Projections by their very nature are more prone to inaccuracy than current estimates. Current estimates are based on existing conditions which are known, observable, and in some degree measurable. Projections, on the other hand, are based entirely on non-existent conditions which may or may not materialize as "projected."

The primary method used in the Economic Base Analysis update was that of extrapolation or the projection of past trends. It is the extension of the trend line from known points. This method assumes that those social, psychological, economic, and demographic factors that delimited the results in the past will continue in the future.

The extrapolation method utilized was that of linear-least-squares regression analysis. The first projections of the Planning Staff involved the estimating of future resident employment in Alachua County. This was based on the assumption that population and household growth in a locality will be, to a large extent, due to the availability of employment opportunities. The chart below shows the past and estimated resident employment of Alachua County. Resident employment is those persons that work in the county that also live in the corporate limits of that same county.

ALACHUA COUNTY RESIDENT EMPLOYMENT

1950	19,948
1960	27,277
1970	39,639
1975	47,982

In 1950, the 19,948 persons which constituted the county's resident labor force composed 34.9 per cent of the total county population. The 1960 figure, 27,277, equalled 36.8 per cent and the 1970 figure was a little over 37.8 per cent. The 1975 figure of 47,982 persons, then, was estimated to be approximately 39.5 per cent.

This correlation between employment and population was used as the basic technique in making population estimates for Alachua County. The chart below shows the resulting county population when the employment participation rates are applied to the resident employment figures.

	RESIDENT EMPLOYMENT	ALACHUA COUNTY EMPLOYMENT PARTICIPATION RATE	RESULTING POPULATION
1950	19,948	34.9	57,026
1960	27,277	36.8	74,074
1970	39,639	37.8	104,764
1975	47,982	39.5	121,416

This 1975 estimate compares fairly favorably with that of North Central Florida Regional Planning Council, whereby they showed the following:

	RESIDENT EMPLOYMENT	EMPLOYMENT PARTICIPATION	RESULTING POPULATION
1975	47,631	40%	119,078

Estimating Gainesville Urban Area Population

Past estimates of the Gainesville Urban Area Population as disclosed by the Department of Community Development include the following:

	ESTIMATED GUA POPULATION	COUNTY POPULATION	ESTIMATED GUA POPULATION AS A PERCENTAGE OF TOTAL COUNTY POPULATION
1950	36,360	57,026	63.8%
1960	53,111	74,074	71.7%
1970	81,600	104,764	77.9%

These figures were projected to 1975 and revealed the following: estimated population 97,473; total county population 121,416; the estimated GUA population equaled 80.3% of the total county population.

Estimating Population in Group Quarters

According to the 1970 Census of Housing, 9,588 residents of Alachua County lived in group quarters (i.e., living arrangements for institutional inmates or for other groups containing 5 or more persons not related to the person in charge). These group quarters' living arrangements include institutions, hospitals, nursing homes, college dormitories, fraternity and sorority houses, military and other types of barracks, convents, and monasteries. It would also include persons who occupy hotel and rooming house accommodations on a transient basis.

It was assumed that the 9,588 group quarters residents in Alachua County also existed in the geographic boundaries of the Gainesville Urban Area. It did not seem unreasonable to assume that this figure of 9,588 would be increased by 162 persons (the amount resulting from a projection of past increases) in 1975, especially with large scale expansions of medical facilities in the area, as well as the construction of a new hospital for persons considered to be criminally insane. This would bring the figure to 9,750 persons living in group quarters in 1975.

Estimating Average Household Size for the Gainesville Urban Area

The average household size is determined by dividing the population in households by the number of occupied housing units. A projection of average household size is necessary to properly determine the future household formation. A projected decline in household size tends to increase the number of households.

Projections of average household size can only be based on past trends and careful consideration must be given to economic conditions in the forecast period.

The average household size in the Gainesville Urban Area has declined in the past and is expected to continue to decrease in the future. Increased emphasis on household mobility will contribute to smaller household sizes, as will the declining birth rate and to some small degree a plentiful housing supply. Multiple family and mobile home living will reflect this increased emphasis on mobility as well as serving as at least mild deterrents to larger family sizes because of their smaller sizes in comparison to single family dwelling units. The chart below shows the anticipated average household size for the Gainesville Urban Area.

AVERAGE HOUSEHOLD SIZE

1960	3.26 PERSONS
1970	3.04 PERSONS
1975	2.92 PERSONS

Estimating Household Formation

Estimating household formations is a difficult task, primarily due to the fact that no complete, up-to-date, and reliable data exists between the census years. Marriages, divorces, deaths, voluntary separations, doubling or undoubling of family groups all increase the range of error in estimating household formations. In addition, new construction, conversions of housing units to offices, etc., conversions of offices, barns, garages, etc., to housing units, and demolitions of substandard structures make accurate predictions of future household formations even more difficult.

The chart below shows the anticipated total of occupied household units for the Gainesville Urban Area in 1975.
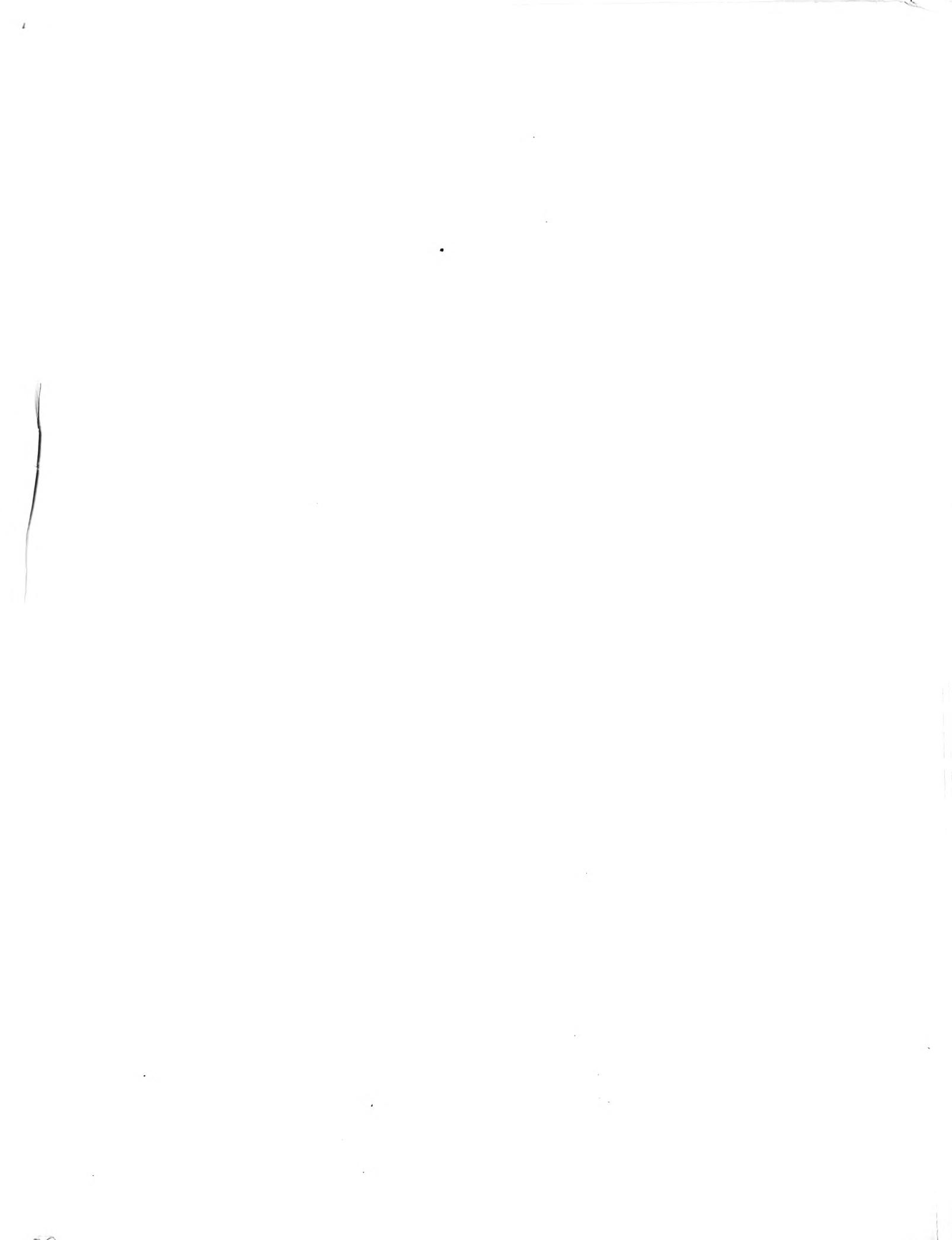
GAINESVILLE URBAN AREA (1975)

1. Projected Total Population — 97,473
2. Projected Population in Group Quarters — 9,750
3. Projected Population in Housing Units (number 1, minus number 2) — 87,723
4. Estimated Average Population Per Household — 2.92
5. Projected Number of Occupied Household Units (number 3 divided by number 4) — 30,042

Total Number of Dwelling Units Under Building Permit

The chart below indicates all those dwelling units that are presently under building permit from April 16, 1970 to January 31,1973. It was assumed that the Census data on housing were accurate to April 15, 1970.

Only the month of January, 1973 was tabulated on the basic assumption that a unit under building permit would take 3-5 months to complete.

	4-15-70	12-31-70	12-31-71	12-31-72	5-31-73
Single Family[1]	16,653	16,980	17,755	18,670	18,727
Multiple Family	7,861	7,966	10,731	12,317	12,757
Mobile Home Park Units	1,300	1,550	2,403	3,036	3,036
CUMULATIVE:	25,683	26,496	30,889	34,023	34,520

Estimated Number of Demolished Units

The next step was to subtract out those dwelling units that were razed during the course of a year's time. The City of Gainesville provided accurate data as records of permits issued for demolition of residential structures were tabulated and kept in cumulative form. However, for those areas outside the city limits, there existed no accurate information as to the clearance of residential structures. Consultation with appropriate staff revealed that probably no more than 20 units a year were cleared from the county's tax rolls as improvements on the particular parcels in question. No permits are issued for clearance of structures in the county and, oftentimes, it may be only by accident that the assessor realizes that structures have been removed. It seemed reasonable to assume that three-quarters of the demolished structures were in the Gainesville Urban Area. Estimates of demolitions in the Gainesville Urban Area resulted in the following totals for the particular dates:

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1. Includes mobile homes on single lots.

ESTIMATED DEMOLITIONS

April	15 – December 31, 1970	74
January	1 – December 31, 1971	133
January	1 – December 31, 1972	72
January	1 – June 1, 1973	6

Estimated Constructed Housing Units

After consultation with various persons involved in housing construction, it was concluded that:

1. For all practical purposes, all the dwelling units under permit in the City of Gainesville could be considered to have been constructed;
2. Approximately 95 per cent of single family units under permit outside the city limits, but in the Gainesville Urban Area would be/are constructed;
3. Approximately 75 per cent of multiple family units under permit outside the city limits but within the Gainesville Urban Area would be/are constructed;
4. All the mobile home parks existing at the end of 1970 are (or will be, come fall quarter at the University of Florida) operating at near full capacity; and
5. All mobile home park spaces under building permit since January 1, 1971 to the present are operating at about 60 per cent occupancy (approximately 55 per cent was indicated by latest telephone survey for newest mobile home parks in May, 1973).

With these assumptions in mind and subtracting out the estimated demolitions for the years in question, the following estimates of current housing units were determined:

Estimated Current Housing Supply

April	15, 1970 (Census)	25,683
December	31, 1970	26,422
December	31, 1971	29,965
December	31, 1972	32,505
June	1, 1973	32,884

Gross Vacancy Ratios

Gross vacancy ratios can be calculated by dividing the total number of occupied dwelling units by the total number of dwelling units.

In 1950, 1960, and 1970, Alachua County registered gross vacancy ratios of 7.7 per cent, 9.0 per cent, and 7.0 per cent, respectively. This results in an average gross vacancy ratio of 7.9 per cent.

The gross vacancy ratio of the Gainesville Urban Area registered a 7.2 per cent, as only 23,825 of the total 25,683 housing units were occupied, according to the 1970 Census. Assuming that the Gainesville Urban Area sustains the same average gross vacancy ratio as that of the County (7.9 per cent), an anticipated need for 32,416 total housing units for 1975 was calculated. Based on projected levels of household growth to 1975, and giving attention to estimates of current levels of vacancy, estimates of units to be demolished and/or converted, there appears to be no gross annual demand in total for new non-subsidized private housing units (owner and rental) during the next $1\frac{1}{2}$ year period ending April, 1975.

There is more than adequate space and units allotted for both multiple family and mobile home living.

Summary

The above figures, which were purposely conservative, indicate that it is extremely likely that there is a surplus of dwelling units on the market at the present time in the Gainesville area, a surplus that, hypothetically at least, seems to be greater in total numbers than the demand anticipated for 1975. One must not conclude, however, that there is no housing problem in the community. Indeed, there is strong evidence to the contrary when the needs of various user groups or economic groups are taken into consideration.

No attempt was made in this study to quantify the demand for housing by user groups. To have done so would have been duplicative of the work program of the NCFRPC, which in addition to just such an effort will include studying vacancy ratios.

There are several indications that a definite problem exists in the supply of housing that the people can afford, particularly in the lower income groups. There is an old rule of thumb that one should not pay more than $2\frac{1}{2}$ times his annual income for a home. According to the last Census, over 4,000 families, 27.2 per cent of the total countywide, exceeded that amount. Almost half of all renters paid more than 25 per cent of their income for shelter, and even more significantly, 83 per cent of the units occupied by persons with incomes of less than $5,000 cost more than 25 per cent of the occupant's income for rent.

There are, of course, no subsidized housing units currently being constructed, because of the Presidential freeze. The last FHA Market Analysis for the Gainesville Market Area (Alachua County) indicated a need for 690 units per year for the period 1971-73.

Interviews with local homebuilders and the Executive Director of the local Home Builders Association reveal that almost no single family units for the under $20,000 price range have been constructed, whereas 35 per cent of all Gainesville Urban

Area families are believed to be able to afford no more than that amount. Another indication is that the waiting list for public housing units contained approximately 1500 names at last count. Finally, it should be noted that many of the new households found in this area are college students with very limited incomes, so that the need for additional units in the lower income brackets constantly increases.
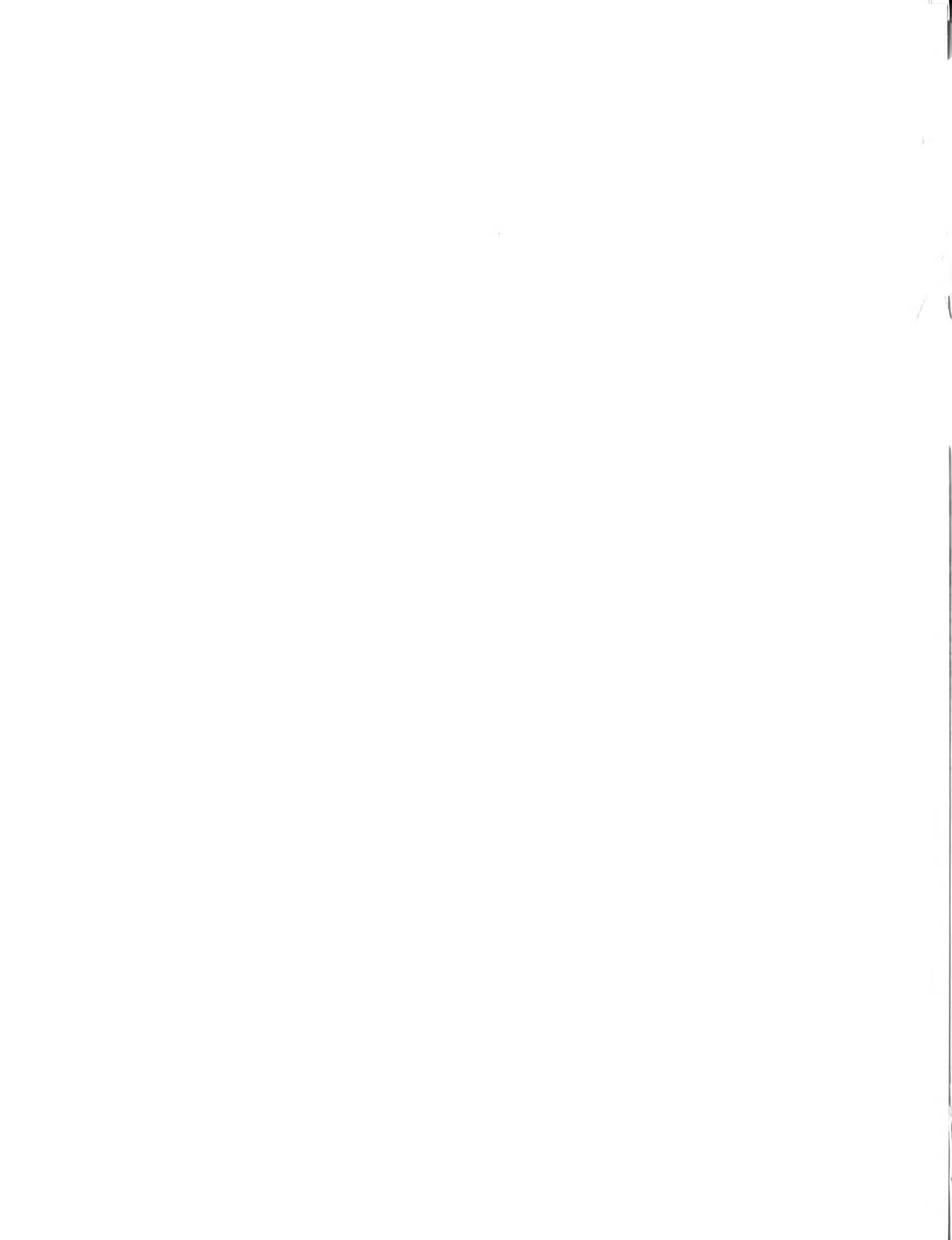
V. QUALITY OF LIFE -- AN ANALYSIS OF ENVIRONMENTAL AND SOCIAL INDICATORS

The previous sections described the methodology and results of the "Qualitative Analysis of Housing Conditions" study, which also pointed out some significant findings and preliminary recommendations for policy considerations.

As pointed out in that study, "housing" was described only in terms of the physical commodity -- the dwelling unit -- which could be purchased or rented out.

For most people, however, housing means much more than physical structures. It not only "has become a subject of highly charged emotional content," but it also has become "the symbol of status, of achievement, of social acceptance. It seems to control, in a large measure, the way in which the individual, the family, perceives himself and is perceived by others." [2] In addition, housing has been equated with the neighborhood, a culture, and a life-style of a sub-community. In short, it has provided physical, social, and psychological attachments for persons residing in those physical structures.

In addition to the "Qualitative Analysis of Housing Conditions" study, the Department of Community Development, Planning Division, also completed a "Quality of Life" study in order to investigate various social and environmental quality indicators. Included were variables depicting housing quality, family disorganization, unlawful behavior, physical health, educational achievement, and welfare recipiency. It was anticipated that this study might be informational enough to:

(1)   point to general social programs which could improve the overall quality of life in the total community;

(2)   define the social-physical decay problems as thoroughly as possible;

(3)   delineate general areas in need of an improved quality of life; and

(4)   provide some insight as to possible comprehensive methods that might improve the already generally defined areas.

To accomplish the above, several statistical techniques were performed. These include the following:

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2.   Hudson Guild Neighborhood House and New York University Center for Human Relations and Community Studies, Human Relations in Chelsea, 1960. Report of the Chelsea Housing and Human Relations Cooperative Project. As listed in the Office of the Governor, The Governor's Task Force on Housing and Community Development, and the State of Florida Department of Community Affairs, "Housing in Florida," Vol. 4, p. 84.

(1)   a correlational analysis to determine both the relationships and strengths of relationships between variables;

(2)   a multiple regression analysis to determine regression equations capable of estimating kind and extent of some future social problems;

(3)   a factor analysis (factorial ecology) to condense a large number of operational indices into a smaller, more inclusive, conceptual variable(s) or factors; and

(4)   factor scores to point out basic underlying features of the social problem and so that each enumeration district could be compared and ultimately ranked with respect to the major underlying factors (constraints) on the residential location of individuals, families, and households.

The QOL study, it should be emphasized, notes the very important place that housing has in peoples' lives. Housing quality is important not only to physical but to mental health, pride, human dignity, and social interaction with other people.

The correlation analysis, with regard to housing variables, revealed a high degree of association between overcrowding and housing units occupied by Blacks (+); some correlation was revealed between housing quality and Black-occupied units per district (+); and a weaker relationship was revealed between the relative housing value and overcrowding (-), substandard housing (-), and Black occupancy (-). Finally, a weak correlation (+) was revealed between overcrowding and substandard units. (See attached scattergrams in Appendix of QUALITY OF LIFE -- AN ANALYSIS OF ENVIRONMENTAL AND SOCIAL INDICATORS study.)

Z-scores were derived for all variables for which data was available, including the housing quality variables. Table 1 contains both the significant housing variables and the resultant Z-scores. Table 2 shows those same Z-score values converted to ranks for the five worst enumeration districts. It should be noted that with these scores a high positive number may in one instance represent the "best," while in another the opposite may be true. It should also be noted that in many cases no good or bad connotation can be attached to a variable (for example, the variable percentage of households per district with children under 18 years of age). However, as several factors, such as the date of the data collection, the homogeneity of the enumeration district, and other factors can influence the Z-scores, this information should only be used for rough guidance, and reference made to the larger QOL study when appropriate. (See Table 3 for the ranks of the five enumeration districts showing the lowest QOL characteristics.)

Inspection of Tables 1 and 2 reveals that enumeration districts 1644 and 1655-61 have consistently poorer results with respect to variables of overcrowding, percentage of Black occupancy, substandard housing, low value of housing, and

TABLE 1

RESULTANT Z-SCORES OF HOUSING QUALITY VARIABLES
FOR CERTAIN CITY OF GAINESVILLE ENUMERATION DISTRICTS

ENUMERATION DISTRICTS	1644	1648	1649	1650	1656	1657	1658	1659	1660	1661
PERCENTAGE OF UNITS WITH 1.01+ PEOPLE PER ROOM/DISTRICT	1.065	1.124	-0.100	-0.411	2.391	1.389	1.998	1.585	2.041	2.235
PERCENTAGE OF OCCUPIED UNITS WITH TELEPHONE/DISTRICT	-1.964	-2.057	-0.974	0.027	-1.054	-1.940	-1.199	0.450	-1.396	-2.840
PERCENTAGE OF UNITS OCCUPIED BY BLACK FAMILIES/DISTRICT	2.155	1.508	0.036	-0.577	2.351	1.898	1.933	2.057	1.917	1.360
RELATIVE HOUSING VALUE/DISTRICT	0.742	-0.700	-0.654	-1.350	-0.641	-0.745	-0.520	-0.497	-0.735	-0.739
AVERAGE HOUSING SCORE/DISTRICT	2.203	-2.686	-1.600	0.777	-0.938	-2.849	0.045	-0.695	-1.832	-0.095
PERCENTAGE OF SUB-STANDARD HOUSING UNITS/DISTRICT	1.528	2.264	1.517	-1.682	1.320	3.295	0.090	0.256	1.675	0.203

18

TABLE 2
RANKS OF THE FIVE ENUMERATION DISTRICTS
SHOWING LOWEST HOUSING QUALITY CHARACTERISTICS

RANK	1	2	3	4	5
PERCENTAGE OF UNITS WITH 1.01+ PEOPLE PER ROOM/DISTRICT	1656	1661	1660	1658	1659
PERCENTAGE OF OCCUPIED UNITS WITH TELEPHONE/DISTRICT	1661	1648	1644	1657	1660
PERCENTAGE OF UNITS OCCUPIED BY BLACK FAMILIES/DISTRICT	1656	1644	1659	1658	1657
RELATIVE HOUSING VALUE/DISTRICT	1650	1657	1644	1661	1660
AVERAGE HOUSING SCORE/DISTRICT	1657	1648	1644	1660	1649
PERCENTAGE OF SUB-STANDARD HOUSING UNITS/DISTRICT	1657	1648	1660	1649	1644

TABLE 3
RANKS OF THE FIVE ENUMERATION DISTRICTS SHOWING LOWEST QOL CHARACTERISTICS

Characteristic	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5
AVERAGE 4TH GRADE TEST SCORE/DISTRICT	1640, 1643, 1645, 1646, 1647	1657	1648, 1658	1655, 1656, 1659, 1660, 1661	1647
AVERAGE 6TH GRADE TEST SCORE/DISTRICT	1640, 1642, 1646, 1650	1655, 1656, 1661	1647, 1660	1658	1659
AVERAGE 8TH GRADE TEST SCORE/DISTRICT	1640, 1641, 1642, 1646, 1647	1648	1658	1660	1656
AVERAGE GRADE SCHOOL TEST SCORE/DISTRICT	1640, 1646	1648, 1656	1658	1647, 1660, 1661	1655
PERCENTAGE OF 4TH GRADERS SCORING LESS THAN 50/DISTRICT	1618, 1635, 1648, 1649, 1654, 1657, 1659, 1660	1658	1644	1655	1656
PERCENTAGE OF 6TH GRADERS SCORING LESS THAN 50/DISTRICT	1645, 1647	1658	1660	1661	1656
PERCENTAGE OF 8TH GRADERS SCORING LESS THAN 50/DISTRICT	1658	1648	1660	1661	1656
PERCENTAGE OF TOTAL SYSTEM SCORING LESS THAN 50/DISTRICT	1656	1658	1661	1660	1648
AVERAGE 12TH GRADE SENIOR PLACEMENT TEST SCORE/DISTRICT	1640, 1641, 1645, 1646, 1647, 1650	1661	1656	1644	1658
RATE OF UNLAWFUL BEHAVIOR RELATIVE TO CRIME OF VIOLENCE/DISTRICT	1657	1660	1648	1659	1644
RATE OF UNLAWFUL BEHAVIOR RELATIVE TO PROPERTY CRIME/DISTRICT	1657	1644	1646	1656	1648
RATE OF UNLAWFUL BEHAVIOR RELATIVE TO MINOR CRIMES/DISTRICT	1644	1648	1649	1657	1654
PERCENTAGE OF NON-HUSBAND-WIFE-TYPE FAMILIES WHO HAD CHILDREN 16 YEARS OLD OR LESS/DISTRICT	1644	1649	1658	1656	1645
PERCENTAGE OF TOTAL DIVORCED - SEPARATED FAMILIES/DISTRICT	1648	1660	1644	1649	1645
PERCENTAGE OF HUSBAND-WIFE FAMILIES/DISTRICT	1644	1656	1658	1648	1646
PERCENTAGE OF FEMALE HEADED FAMILIES/DISTRICT	1644	1656	1658	1648	1661
RATIO BLACK HOUSE VALUE TO TOTAL AVERAGE VALUE/DISTRICT	1622	1655	1649	1658	1660
RATIO BLACK RENT TO TOTAL AVERAGE/DISTRICT	1646	1635	1659	1650	1655
PERCENTAGE OF UNITS RENTER OCCUPIED/DISTRICT	1646	1642	1630	1641	1635
PERCENTAGE OF UNITS VACANT/DISTRICT	1635	1646	1658	1648	1656

SOCIAL WELL-BEING

BY ENUMERATION DISTRICT

CITY OF GAINESVILLE, FLORIDA - 1970

The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development
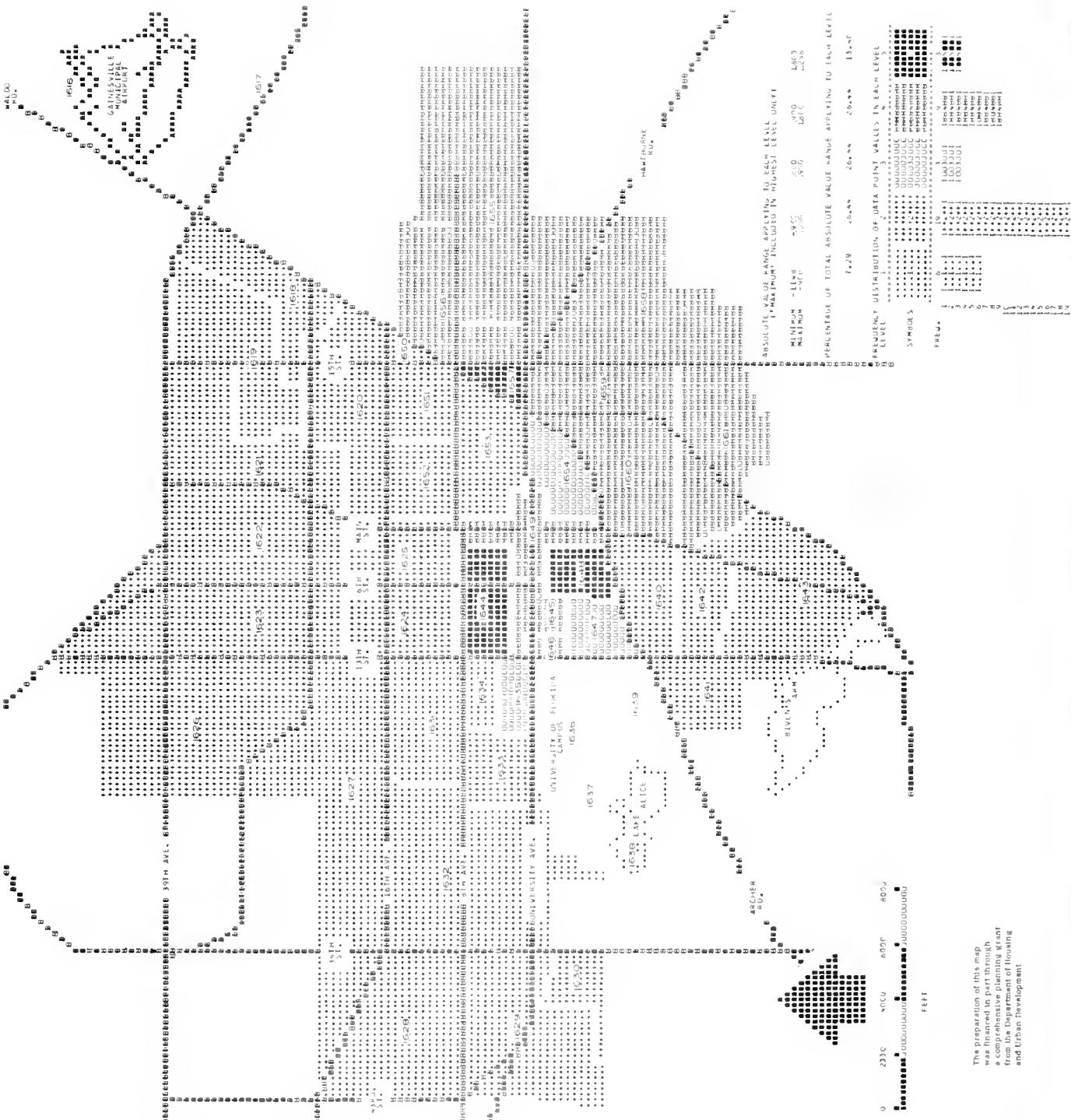
average housing score. Specifically, with reference to percentage of substandard housing per district, enumeration districts 1657, 1648, 1660, 1649, and 1644 had the five worst scores. (See Table 2.) Enumeration districts 1657, 1648, 1644, 1660, and 1649 ranked 1-5, respectively, with reference to the worst average housing scores per district.

Multiple regression analysis is a statistical procedure which provides equations that help define linear relationships between one dependent variable and one or more independent variables. A set of independent variables was drawn up for each social indicator to be analyzed. A list of potential variables was determined, new sub-sets were derived, and eventually the multi-variable relationships were narrowed down to only those which evidenced the highest degrees of association.

The results of this multiple regression analysis also revealed that when housing quality was utilized as the independent variable, the largest number of significant dependent variables were uncovered, attesting to the significance of housing quality. Additionally, most of the regression equations were derived from this housing quality variable. Overall, however, the most significant conclusion that could be made related to the very high degree of inter-relatedness existing among the various social problems which were measured in this study. It also points out the importance of treating these problems comprehensively and simultaneously rather than individually.

The results of the factor analysis pointed out that two major underlying features affecting the residential choice of Gainesville Area residents were socio-economic status (Factor I) and family status (Factor II), with the first factor explaining nearly two-thirds of the variability of the City's enumeration districts.

In order to effectively compare each City of Gainesville enumeration district, factor scores were derived by applying the first factor's results (socio-economic status) to each district, since this factor provided the strongest results. The results can be seen in Map 22, which provides a sort of composite of and a climax to all the social-environmental variables with which this study was involved.

The family status factor (Factor II), which measured the presence of children in the household, was found to be unrelated to social problems which were measured. Essentially, this means that a household may experience social problems whether or not children are present in the household.

21

Summary

Various demographic, physical, and social problem data were statistically analyzed to better define the kind and extent of social and physical environmental problems existing in the Gainesville Area. Resultant information from these analyses point out the strong inter-relatedness between and among all the social problems which were measured. Poor housing quality, especially, seemed to be more related to the broad range of social problem variables than any of the other variables which were analyzed.

Because of the data and methodology limitations, the relationships which were statistically derived were not defined in terms of cause-effect. However, the many strong relationships which were uncovered indicate that a complex cyclical network of interrelationships could occur between the social problems. A social problem that results from a particular phenomenon occurring may cause another social problem to occur. Poor housing, for example, can result from inadequate income and high demands on family income, while aiding in causing other problems such as poor health and poor school performance. Poor health and poor school achievement, in turn, feed back into the problem of poor housing quality.

Date Due

Due	Returned	Due	Returned
NOV 0 1 1988	NOV 0 1 1988		
	MAR 2 7 1996		

TO CLEAR THE SIGHT